

# Culm Garden Village Masterplan

**Stakeholder Workshop 1:**  
17<sup>th</sup> November 2021

# Introduction

# Who we are

- \* Established in 1979
- \* 160 strong
- \* Eight offices in the UK: London, Oxford, Peterborough, Cambridge, Manchester, Bristol, Exeter and Glasgow
- \* Employee owned

LDĀ DESIGN

vectos.



- ① Cliveden
- ② Oxfordshire: Garden Village
- ③ Rowden Park: Garden Suburb
- ④ Wichelstowe
- ⑤ Welborne: Garden Town
- ⑥ Waterbeach
- ⑦ Didcot: Garden Town Gateway
- ⑧ Fair Oaks Garden Village
- ⑨ Letchworth Garden City
- ⑩ Exeter Liveable City
- ⑪ Mardon Garden Village
- ⑫ Harrington New Settlement
- ⑬ Worcestershire Parkway Garden Village

Worcester

⑬

Cambridge

⑥

Oxfordshire

②

⑫

Bath +  
Bristol

③

Reading +  
Swindon

④

⑦

①

London

⑨

⑧

Southampton  
+  
Portsmouth

⑤

⑪

Exeter

⑩

# Landscape

/lan(d)skeip/

land, meaning home territory,  
or a place where people belong  
scape, meaning to create



\* Zero Carbon

\* Landscape-led

\* Masterplan that supports delivery

\* Locally-led

# Purpose of the workshop

- \* Collectively review the aspirations and priorities for the Culm Garden Village Masterplan in light of the major influences for change that have emerged since December 2018.

# Workshop Structure

- \* Introduction (*15 mins*)
- \* That was then, but this is now. (*35 mins*)
- \* **Break (*15 mins*)**
- \* Workshop 1: The 20 minute place (*20 mins*)
- \* Workshop 2: The 20 minute place at Culm Garden Village (*30 mins*)
- \* **Break (*15 mins*)**
- \* Feedback from the groups (*30 mins*)
- \* Summing up and next steps (*15 mins*)

# **Introductions from the floor**



**That was  
then, but this  
is now...**



# EAST CULLOMPTON

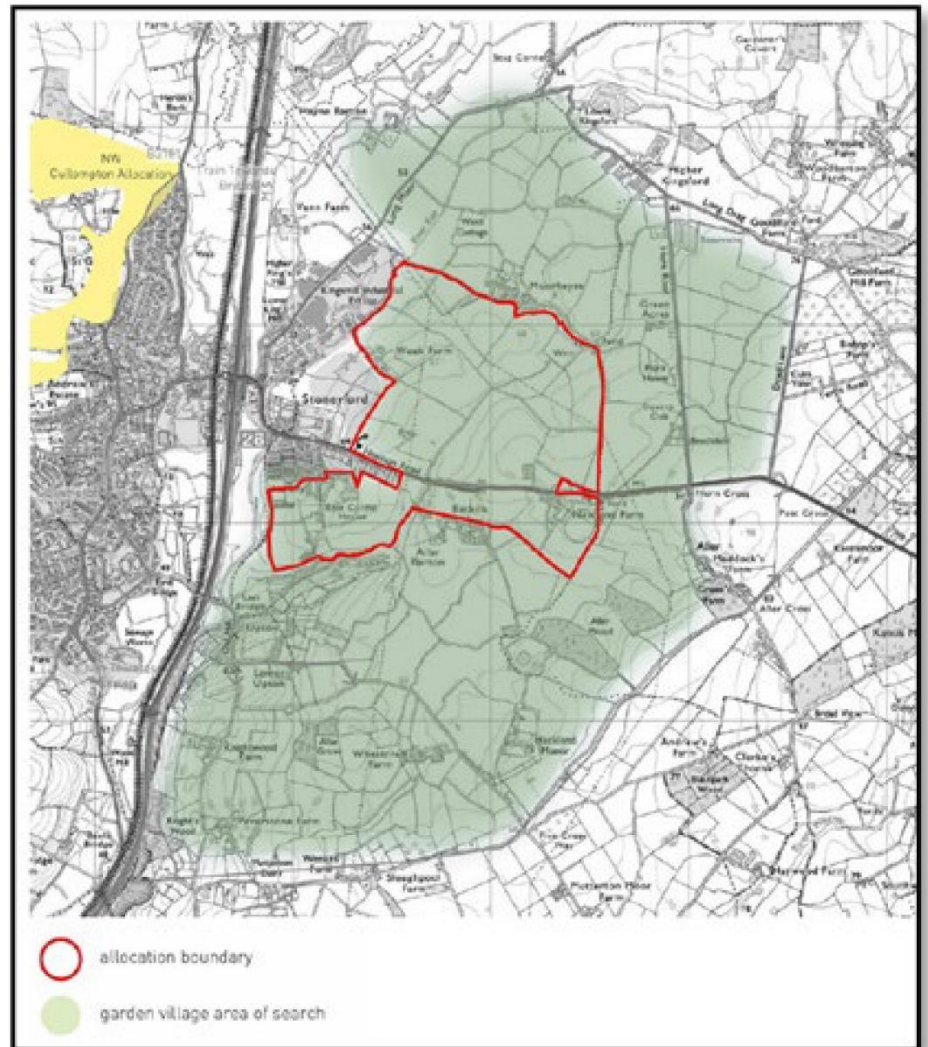
MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT  
STAGE 1: ISSUES, OPPORTUNITIES AND CONCEPTS CONSULTATION  
DECEMBER 2018



# VISION & CONCEPT

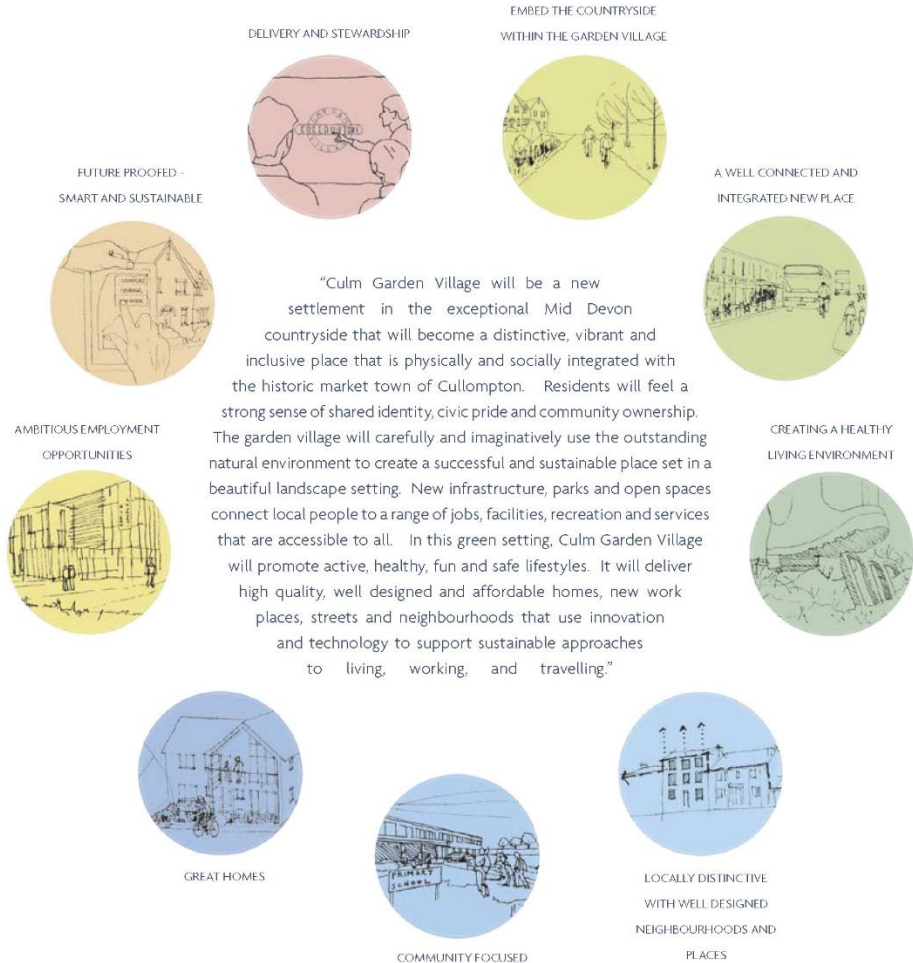
DECEMBER 2018

# Allocation boundary & area of search

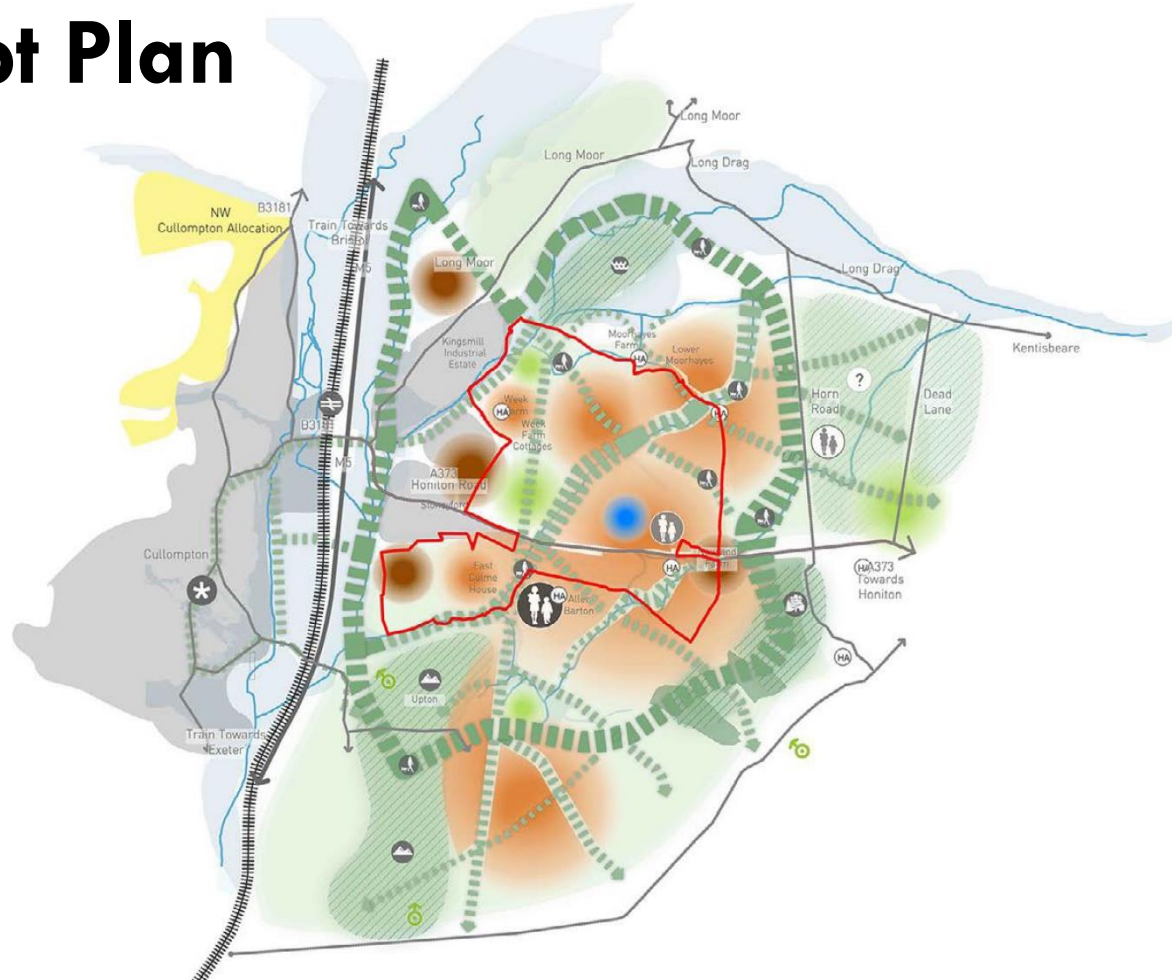






















# Key Principles

1. Embed the countryside within the Garden Village
2. A well connected and integrated new place
3. Creating a healthy living environment
4. Locally distinctive with well designed neighbourhoods and places
5. Community focussed
6. Great homes
7. Ambitious employment opportunities
8. Future proofed, smart and sustainable
9. Delivery and stewardship



# Concept Plan



-  Mid Devon local plan proposed allocation boundary
-  Watercourses
-  Flood zone 2 & 3
-  Potential neighbourhood centre
-  Potential employment
-  Potential sports amenity
-  Potential residential
-  Green links
-  Potential recreational walk
-  Access to Cullompton
-  Potential water park
-  Potential ridgeline landscape area
-  Potential wooded landscape area
-  Viewpoint across outstanding landscape
-  Potential new railway station
-  Potential primary school
-  Alternative site for potential combined secondary & primary school
-  Potential school (combined secondary & primary)
-  Heritage assets
-  Proposed use query – Development area or green landscape buffer

# Local Plan

- Call for sites taken place
- Issues consultation early 2022 (LDS states Aug-Oct 2021)
- Policies and site options late 2022
- Submission consultation (draft Plan) early 2024
- Adoption summer 2025

## PLAN MID DEVON 2023 – 2043

Regulation 18 –  
Issues Consultation

November 2021

Mid  
Devon  
DISTRICT COUNCIL



# Other work

- BE Group commissioned to produce an Employment & Skills Strategy – completion March 2022
- Flooding and drainage work currently out to tender – closes 30 November – anticipated to complete December 2022
- Creation of a Future Mobility Strategy for Culm Garden Village, considering potential approaches, interventions and means of delivery of future movement and mobility solutions.

# Other work

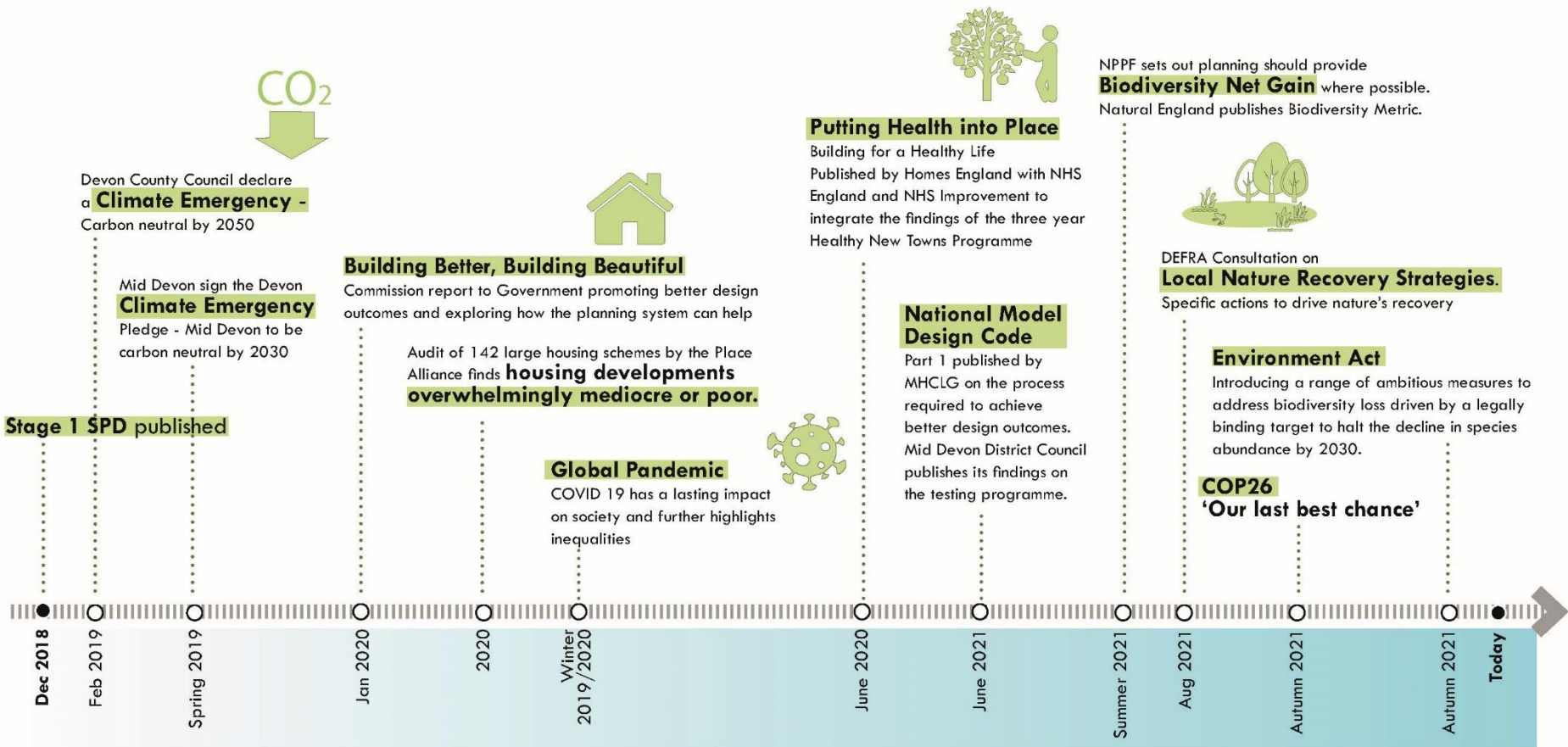
- Testing high level viability and developing the viability model for Culm Garden Village.
- Developing the thinking around the uses and approach to the proposed Culm Garden Village Country Park(s)
- Climate change/sustainability strategy
- Health and wellbeing framework



# Other work

- Cullompton Town Centre masterplan alongside work for the town's Heritage Action Zone.
- Work related to the Cullompton Railway Station re-opening proposals.
- Cullompton Town Centre Relief Road and J28 options analysis ongoing work
- Linkages with the Connecting the Culm project

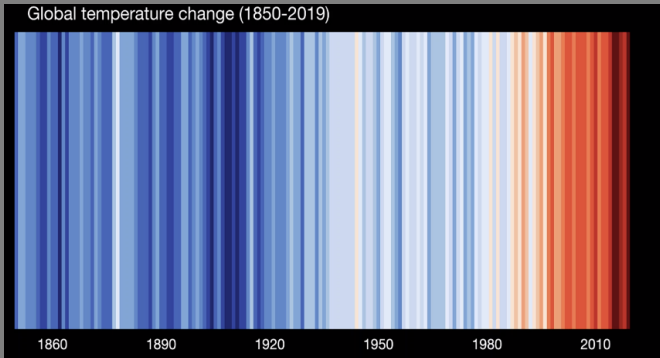
# That was then, but this is now...



# Powerful influences of change

- \* Climate emergency and the race to net-zero
- \* Biodiversity decline and nature recovery
- \* COVID-19
- \* Health, wellbeing and inequality
- \* Building beautifully

# Climate emergency



- \* Devon County and Mid Devon District Councils both declared a climate emergency in 2019 and have launched the Interim Devon Carbon Plan.
- \* Mid Devon District Council set out the aspiration to be carbon neutral by 2030.
- \* Mid Devon District Council recognise the potential to reduce carbon and energy impacts of strategic new developments through good spatial planning.
- \* [Home - Mid Devon Climate Sustainability \(sustainablemiddevon.org.uk\)](http://sustainablemiddevon.org.uk)

# Climate emergency

According to the University of Exeter Low Carbon Report, local greenhouse gas emissions can be broken down as:

- \* Transport 31%
- \* Buildings 23%
- \* Agriculture 17%
- \* Power 16%
- \* Other minor contributors 13% (total)



**RTPI**

Royal Town Planning Institute

**RTPI  
Research  
Paper**

January 2021

# NET ZERO TRANSPORT

The role of spatial planning  
and place-based solutions

LDĀDESIGN



CITY SCIENCE  
endless possibilities

**vectos.**

# Legend

Land use	Low carbon renewal zone	
	Carbon negative growth zone	
	Strategic mobility hub	
	Strategic logistics hub	

Landscape	Farmland	
	Open countryside	
	Parks / open space	
	Allotments	

Access	Railway / train station	
	Road network	
	Rail logistics connection	
	Local logistics connections	
	Movement corridors	
	Strategic cycle route	
	Pedestrianised streets	
	Public square	
	EV public transport	
Living lanes		

Buildings	Community work hub	
	Gigafactory	
	Make space	
	Repurposed out of town	
	Local markets	

Substitute trips	Active travel infrastructure	
	Logistics infrastructure	
	Land use planning	
	IT infrastructure	

Shift modes	Shared mobility	
	Modern public transport	
	Street design and access restrictions	

Switch fuels	EV charging infrastructure	
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Cycle friendly



Pedestrian friendly



e-Cargo bike



Home delivery



Ground drone



Co-working



Mixed use



15-minute neighbourhood



Online tasks



Home working



Broadband / 5G



e-Bikes



Car clubs



Vehicle to grid technology



Mobility hubs



Carpool



DRT



AV EV shuttles



Public / shared modes



Car-free centres



Drop-off / pick-up priority



Freight restrictions



Last mile connectivity



Segregated cycle highway



EV charging off-street



EV charging on-street



Fast EV charging



EV taxi

# Towards Zero Carbon

The problem:

- Transport is the highest sector of carbon emissions.
- A decline of only 3% since 1990.

'Business as usual' development patterns will result in a further 7% uplift in UK emissions in transport by 2030.

Target is 80% cut in transport emissions by 2030.





# Nature recovery

Natural History Museum has created a **Biodiversity Intactness Index**.

*UK only has half of its natural biodiversity left. The UK is in the **bottom 10% of all countries globally** in terms of how much biodiversity still survives. .*

# Nature recovery

- \* Culm Garden Village Country Park  
Community Survey
- \* Connecting the Culm:

*Working with nature and local communities, we aim to make the river better for wildlife and people, and more resilient to flood and drought. As a part of this, we will use proven nature-based solutions that provide many other benefits too.*

# Nature Contact Continuum



# COVID 19

- \* Sudden effect on many people's living and working patterns
- \* Our world's smaller, with an increased focus on our immediate surroundings
- \* Not everyone has benefitted from increased flexibility
- \* What will be the lasting effect?

# Plan the World we Need



RTPI  
Research  
Paper

JUNE 2020

## Plan The World We Need

The contribution of planning  
to a sustainable, resilient  
and inclusive recovery

[rtpi.org.uk](http://rtpi.org.uk)

Registered charity number: 262865  
Scottish registered charity number: SC 037841

# Plan the World we Need

- \* Deliver affordable, high-quality housing in the right locations improving access to key services, amenities and infrastructure
- \* Enable a green industrial revolution
- \* Prioritise healthy and sustainable travel
- \* Plan for renewable energy and nature-based solutions to flooding and overheating

# Health, Wellbeing & Inequality

Growing appreciation of how the use of the built and natural environment are major determinants of health and wellbeing.

- \* NHS Guide: Putting Health into Place
- \* Sport England: Active Design Principles
- \* Building for a Healthy Life
- \* Health and wellbeing Working Group

# Putting Health into Place

**1** PLAN AHEAD COLLECTIVELY

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**2** ASSESS LOCAL HEALTH AND CARE NEEDS AND ASSETS

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**3** CONNECT, INVOLVE AND EMPOWER PEOPLE AND COMMUNITIES

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**4** CREATE COMPACT NEIGHBOURHOODS

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**5** MAXIMISE ACTIVE TRAVEL

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**6** INSPIRE AND ENABLE HEALTHY EATING

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**7** FOSTER HEALTH IN HOMES AND BUILDINGS

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**8** ENABLE HEALTHY PLAY AND LEISURE

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**9** DEVELOP HEALTH SERVICES THAT HELP PEOPLE STAY WELL

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**10** CREATE INTEGRATED HEALTH AND WELLBEING CENTRES

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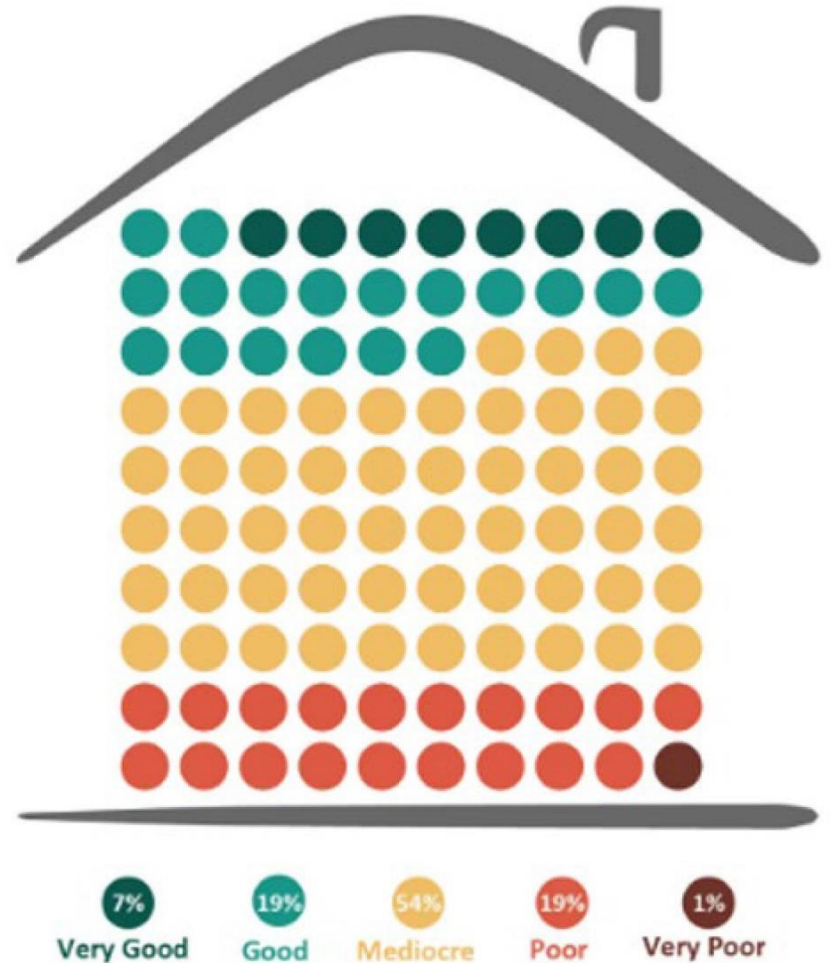


# Building beautifully

- \* Building Better, Building Beautiful Commission
- \* National Model Design Guide
- \* National Model Design Code
- \* Building for a Healthy Life
- \* Mid Devon Design Guide (2020)

# Place Alliance

- \* Environment and Community
- \* Place Character
- \* Streets, parking and pedestrian experience
- \* Detailed Design and management



# Place Alliance

## What are we getting wrong?

- \* Highways and parking dominance
- \* Lacking character and sense of place
- \* Poor provision of local accessible amenities
- \* Car dependence and poor walkability
- \* Environmental impacts in terms of biodiversity and energy performance

# Building Better Building Beautiful Commission

‘Beauty is not just a matter of how buildings look... but involves the wider **spirit of the place**... It involves both the visual character of our streets and squares, and also the **wider patterns of how we live and the demands we make on our natural environment and the planet**’.

**Break**

# Workshop

Exploring the idea of the '20 minute place' at Culm Garden Village.

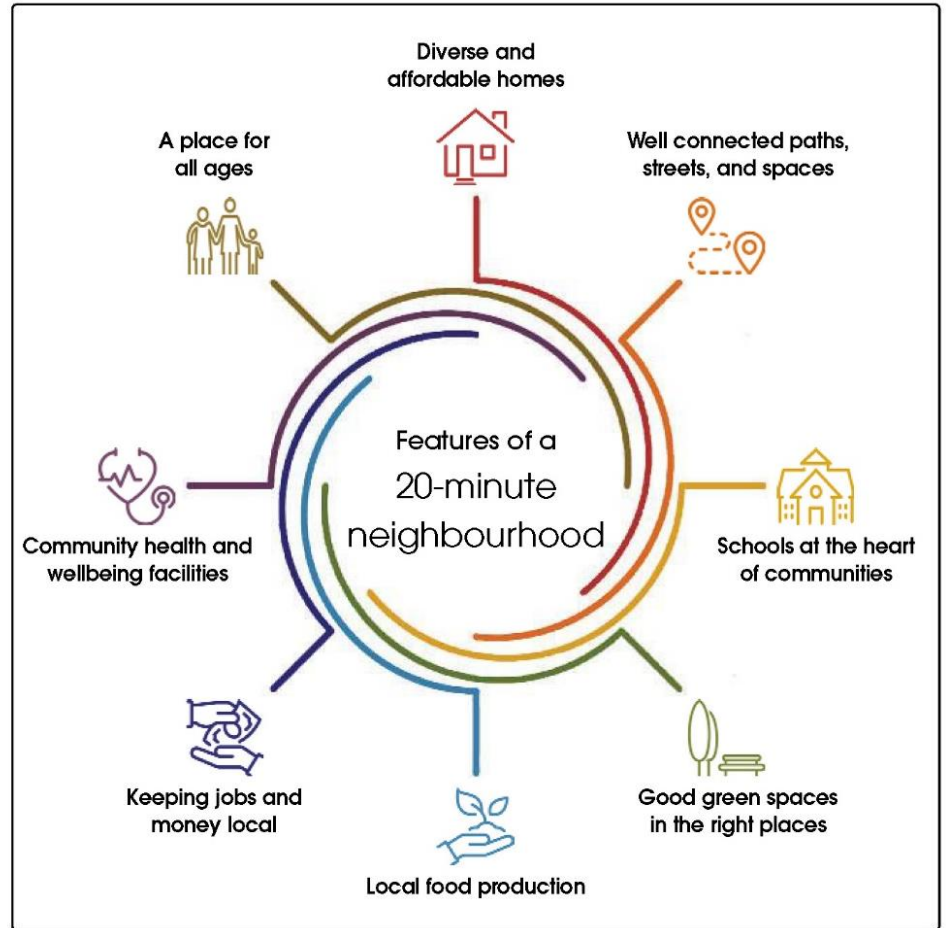
Placing our focus on what people need to live lower impact, healthy lives in strong communities.

Use this thinking to review what the masterplan for Culm Garden Village can deliver for existing and new residents.

# The 20 minute place

Research from the TCPA

'Transforming the way we live'



# The 20 minute place

- \* A compact and connected place, with a range of services that meet most people's daily needs.
- \* The density of building form is important... The advantage of more dense areas is that a wide range of facilities can be located together, and people are more likely to walk or travel actively.



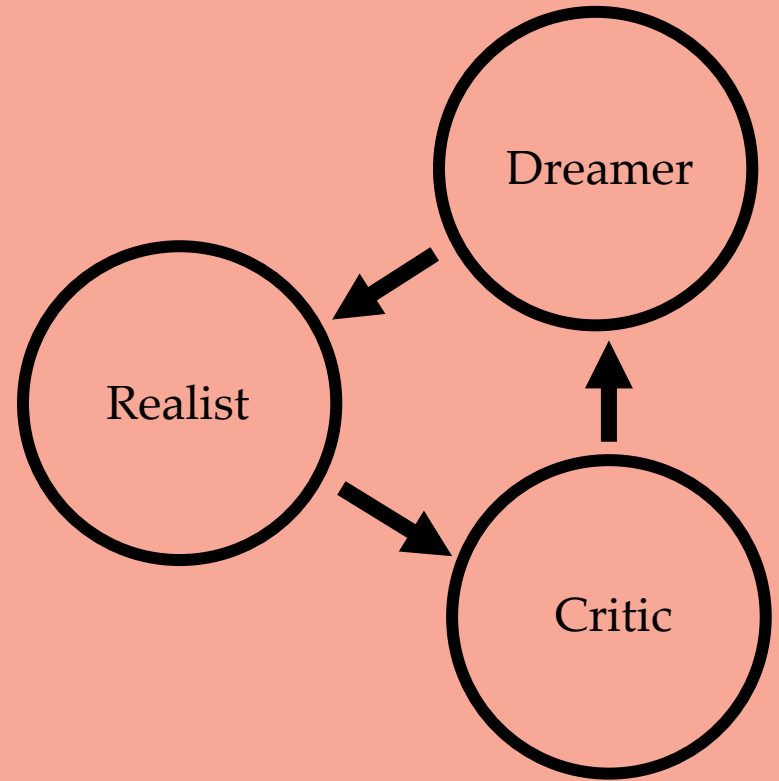
# The 20 minute place Benefits

- \* **Economic:** Supporting local businesses and investment. Boosting long term land values through better placemaking.
- \* **Environmental:** Reducing reliance on traveling by private car – a major source of greenhouse gases and air pollutants.
- \* **Health:** Access to local green space and health facilities. Improved air quality. Walkable, active places.
- \* **Social:** Sense of community, safety and interaction through mixing of uses.

# Creative process

3 separate steps: the Disney creative strategy

- \* **Dreamer:** What do you want? Unfiltered and free-flow. Anything is possible and there are no bad ideas at this stage.
- \* **Realist:** How to achieve the goal. What do we need to make it happen?
- \* **Critic:** What might be missing? What if problems occur? What can be changed?



# Workshop 1

**What are the important components of a 20 minute place at Culm Garden Village in the current context?**

1. *What do people need / want access to in their day to day lives in the current context? What do they not need?*
2. *What would be the best way of accessing them?*
3. *What are the important qualities of place and experiences that would ensure new facilities are well used and appropriate to the context, how does it compare (or not) to what is already on offer in the area?*
4. *Are there temporary or event based needs, what sort of spaces would these require?*

*Try and stay in the 'Dreamer' state. **What** would the ideal outcome include? Write down your ideas. (20 mins)*

# Workshop 2

## How can these components be provided within Culm Garden Village?

1. *Where are the opportunities, are there existing site features or qualities to anchor new places?*
2. *Is it one neighbourhood or multiple?*
3. *How can new and existing places and facilities be connected?*
4. *What are the physical obstacles and challenges to delivering the 20 minute place?*
5. *What would a good first step include?*

*Be a **'Realist'**. Focus on **how** to achieve the goal from workshop 1. Mark your ideas on the plans. (30 mins)*

**Break**

# Feedback

**Thank you**